



## FLAT 15, BRIDGE END HOUSE

MILL LANE, BOROUGHBIDGE YO51 9LH

AN ATTRACTIVE ONE BEDROOM FIRST FLOOR APARTMENT IN A PURPOSE-BUILT BLOCK ENJOYING FINE VIEWS OVER THE RIVER URE AND WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE AND LOCAL AMENITIES. THE PROPERTY REVEALS WELL APPOINTED ACCOMMODATION WITH DOUBLE GLAZING, BACKGROUND ELECTRIC HEATING AND HAVING ALLOCATED CAR PARKING SPACE.

**RENT: £560 pcm**

**EPC - TBC**

TO LET ON AN ASSURED SHORTHOLD TENANCY



## LOCATION

The property is located off Mill Lane in the town centre of Boroughbridge within easy walking distance of local shops, bars, cafes, restaurants, schools and doctors and dental surgeries. The property is approximately one mile from the A1(M) at Junction 48 being 11 miles from Harrogate, six miles from Ripon and 18 miles from York.

## DESCRIPTION

An Attractive One Bedroom First Floor Apartment in a purpose-built block enjoying fine views over the River Ure and within easy walking distance of the town centre and local amenities. The property reveals well appointed accommodation with double glazing and background electric heating and having allocated car parking space.

## ACCOMMODATION

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

LOUNGE/SITTING ROOM

Window to front elevation with Juliet balcony. Views towards the River Ure. Electric heater. Hatch through to kitchen.

KITCHEN

With range of base and wall units incorporating stainless steel sink unit, electric hob and oven with extractor hood. Plumbing for washing machine.

BEDROOM

Electric heater.

BATHROOM

White suite comprising bath with shower over, pedestal wash hand basin and WC.

OUTSIDE

Allocated parking space for one vehicle.

## ADDITIONAL INFORMATION

### Terms of Tenancy

The property is available to let unfurnished on an Assured Shorthold Tenancy for a period of six/twelve months at a rent of £560 per calendar month payable in advance.

A bond of £646.00 will be payable upfront.

The tenant will be responsible for the costs of electricity, water, sewerage charges and Council Tax.

Council Tax Band A. North Yorkshire County Council.

### Viewing

Strictly by appointment with the sole letting agents, Lister Haigh on 01423 860322.

### DIRECTIONS

Proceed along Boroughbridge High Street into Fishergate. Turn right at the junction into Horsefair by the Crown Hotel. Take the next left turn immediately before the river bridge onto Mill Lane. The apartments will be found on your left hand side.

## THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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